HOUSING MARKET INFORMATION

HOUSING NOW
Trois-Riviéres CMA

CANADA MORTGAGE AND HOUSING CORPORATION

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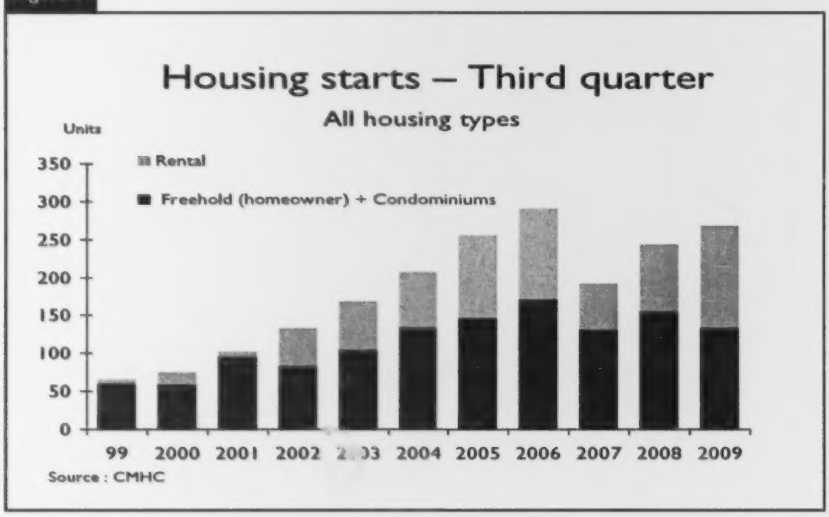
Trois-Rivières housing starts in the third quarter of 2009

Housing activity in the Trois-Rivières census metropolitan area (CMA) surged in the third quarter. In fact, according to the latest statistics released by Canada Mortgage and Housing Corporation (CMHC), 268 dwellings were started from July to September 2009, compared to 244 during the corresponding period a year earlier.

As has been the case in recent years, the increase in starts recorded in the Trois-Rivières area in the third quarter of 2009 was once again attributable to the rental housing segment. In all, foundations were laid for 134 rental

Figure 1



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housing units from July to September 2009, compared to 88 during the same period last year (+52 per cent). Starts of freehold[1] homes , for their part, registered a decrease in the third quarter of 2009 (-14 per cent), in comparison with the corresponding quarter in 2008. Lastly, no new condominiums got under way from July to September 2009, just like in the third quarter of 2008.

While the year-to-date figures show a decrease in starts in the Trois-Rivières CMA for the first three quarters of the year (-14 per cent), activity still remained strong there. In all, 665 starts were enumerated within the CMA from January to September 2009, compared to 774 during the same period in 2008. It can therefore be expected that the total starts volume for 2009 will surpass the 800-unit mark, reaching a level above the average for the last ten years (750 units).

Elsewhere in the Mauricie area, housing starts rose in the agglomeration of Shawinigan, as foundations were laid for 67 dwellings in the third quarter of this year, versus 35 during the same quarter last year. In La Tuque, 3 starts (single-detached houses) were enumerated from July to September 2009, compared to just 1 during the corresponding period in 2008.

In all urban centres with 10,000 or more inhabitants across Quebec, 26,037 housing units were started during the first three quarters of 2009, for a decrease of 14 per cent from the same period in 2008. Starts declined in the CMAs of Saguenay (-42 per cent), Montréal (-19 per cent), Trois-Rivières (-14 per cent) and Québec (-6 per cent), while gains were posted in Sherbrooke (+17 per cent) and Gatineau (+2 per cent).

Resale market activity slows down

The latest data released by the Quebec Federation of Real Estate Boards (QFREB) revealed that MLS® sales in the Trois-Rivières CMA fell by 11 per cent in the third quarter of 2009 from a year earlier, to 197 transactions. Since the 9-per-cent increase registered in the first quarter of the year, resale market activity in the Trois-Rivières area seems to have slowed down slightly. In fact, the 11-per-cent drop recorded this past quarter followed a small decrease for the period from April to June (-2 per cent). Despite this decline, though, the median price of single-family homes continued to rise, reaching $135,000 in the third quarter, for an increase of 3 per cent.

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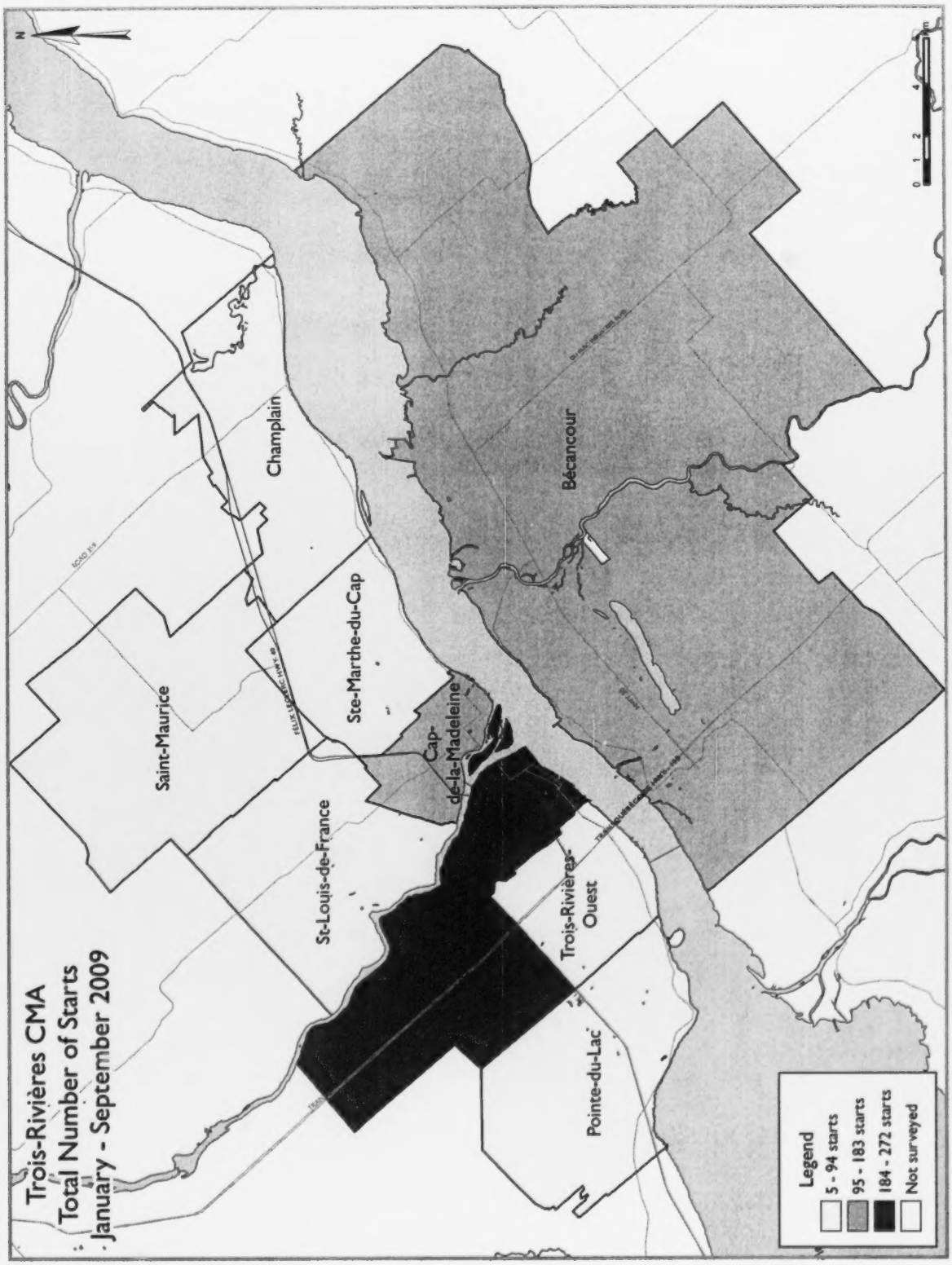
[1] *Freehold homes refer to dwellings where the owner also holds the title of ownership to the land.*


Trois-Rivières CMA
Total Number of Starts
January - September 2009
Saint-Maurice
Champlain
Ste-Marthe-du-Cap
Cap-de-la-Madeleine
Bécancour
St-Louis-de-France
Trois-Rivières-Ouest
Pointe-du-Lac
Legend
5 - 94 starts
95 - 183 starts
184 - 272 starts
Not surveyed

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity (data are not available at this time)
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Trois-Rivières CMA
Third Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2009	110	22	2	0	0	0	0	134	268
Q3 2008	104	50	2	0	0	0	0	88	244
% Change	5.8	-56.0	0.0	n/a	n/a	n/a	n/a	52.3	9.8
Year-to-date 2009	266	64	8	0	0	0	0	315	665
Year-to-date 2008	286	104	12	0	0	0	20	352	774
% Change	-7.0	-38.5	-33.3	n/a	n/a	n/a	-100.0	-10.5	-14.1
UNDER CONSTRUCTION									
Q3 2009	43	18	6	0	0	28	0	120	227
Q3 2008	31	20	2	0	8	24	0	130	215
% Change	38.7	-10.0	200.0	n/a	-100.0	16.7	n/a	-7.7	5.6
COMPLETIONS									
Q3 2009	103	26	2	0	0	4	0	96	231
Q3 2008	123	44	2	0	0	0	8	318	495
% Change	-16.3	-40.9	0.0	n/a	n/a	n/a	-100.0	-69.8	-53.3
Year-to-date 2009	254	76	12	0	0	36	0	431	809
Year-to-date 2008	303	102	34	0	8	0	20	440	907
% Change	-16.2	-25.5	-64.7	n/a	-100.0	n/a	-100.0	-2.0	-10.8
COMPLETED & NOT ABSORBED									
Q3 2009	13	14	0	0	0	21	0	83	131
Q3 2008	17	19	0	0	1	8	7	172	224
% Change	-23.5	-26.3	n/a	n/a	-100.0	162.5	-100.0	-51.7	-41.5
ABSORBED									
Q3 2009	107	25	3	0	1	18	0	220	374
Q3 2008	122	50	9	0	6	0	11	195	393
% Change	-12.3	-50.0	-66.7	n/a	-83.3	n/a	-100.0	12.8	-4.8
Year-to-date 2009	266	78	12	0	4	42	6	483	891
Year-to-date 2008	308	97	29	0	11	7	16	345	813
% Change	-13.6	-19.6	-58.6	n/a	-63.6	**	-62.5	40.0	9.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket Third Quarter 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Centre									
Q3 2009	52	16	2	0	0	0	0	106	176
Q3 2008	52	48	0	0	0	0	0	64	164
Remainder of the CMA									
Q3 2009	58	6	0	0	0	0	0	28	92
Q3 2008	52	2	2	0	0	0	0	24	80
Trois-Rivières CMA									
Q3 2009	110	22	2	0	0	0	0	134	268
Q3 2008	104	50	2	0	0	0	0	88	244
UNDER CONSTRUCTION									
Centre									
Q3 2009	27	14	4	0	0	0	0	96	153
Q3 2008	19	18	0	0	0	24	0	106	167
Remainder of the CMA									
Q3 2009	16	4	2	0	0	28	0	24	74
Q3 2008	12	2	2	0	8	0	0	24	48
Trois-Rivières CMA									
Q3 2009	43	18	6	0	0	28	0	120	227
Q3 2008	31	20	2	0	8	24	0	130	215
COMPLETIONS									
Centre									
Q3 2009	36	24	0	0	0	4	0	56	120
Q3 2008	57	44	2	0	0	0	8	275	386
Remainder of the CMA									
Q3 2009	67	2	2	0	0	0	0	40	111
Q3 2008	66	0	0	0	0	0	0	43	109
Trois-Rivières CMA									
Q3 2009	103	26	2	0	0	4	0	96	231
Q3 2008	123	44	2	0	0	0	8	318	495

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket Third Quarter 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Centre									
Q3 2009	5	12	0	0	0	20	0	52	89
Q3 2008	10	19	0	0	0	8	6	166	209
Remainder of the CMA									
Q3 2009	8	2	0	0	0	1	0	31	42
Q3 2008	7	0	0	0	1	0	1	6	15
Trois-Rivières CMA									
Q3 2009	13	14	0	0	0	21	0	83	131
Q3 2008	17	19	0	0	1	8	7	172	224
ABSORBED									
Centre									
Q3 2009	40	23	0	0	0	10	0	188	261
Q3 2008	54	48	9	0	0	0	2	141	254
Remainder of the CMA									
Q3 2009	67	2	3	0	1	8	0	32	113
Q3 2008	68	2	0	0	6	0	9	54	139
Trois-Rivières CMA									
Q3 2009	107	25	3	0	1	18	0	220	374
Q3 2008	122	50	9	0	6	0	11	195	393

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
Centre	52	52	16	48	0	0	108	64	176	164	7.3
Trois-Rivières	34	16	16	28	0	0	66	34	116	78	48.7
Trois-Rivières-Ouest	6	16	0	16	0	0	6	20	12	52	-76.9
Cap-de-la-Madeleine	12	20	0	4	0	0	36	10	48	34	41.2
Remainder of the CMA	58	52	6	2	0	0	28	26	92	80	15.0
Bécancour	32	17	2	2	0	0	16	22	50	41	22.0
Champlain	1	1	0	0	0	0	0	0	1	1	0.0
Pointe-du-Lac	8	13	4	0	0	0	6	0	18	13	38.5
St-Louis-de-France	8	5	0	0	0	0	6	4	14	9	55.6
Sainte-Marthe-du-Cap	3	4	0	0	0	0	0	0	3	4	-25.0
Saint-Maurice	6	12	0	0	0	0	0	0	6	12	-50.0
Trois-Rivières CMA	110	104	22	50	0	0	136	90	268	244	9.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Centre	124	137	50	102	0	12	259	255	433	506	-14.4
Trois-Rivières	61	42	36	60	0	0	175	65	272	167	62.9
Trois-Rivières-Ouest	16	27	8	26	0	8	36	134	60	195	-69.2
Cap-de-la-Madeleine	47	68	6	16	0	4	48	56	101	144	-29.9
Remainder of the CMA	142	149	14	2	0	16	76	101	232	268	-13.4
Bécancour	57	46	6	2	0	12	46	58	109	118	-7.6
Champlain	5	2	0	0	0	0	0	0	5	2	150.0
Pointe-du-Lac	29	40	8	0	0	0	10	16	47	56	-16.1
St-Louis-de-France	17	17	0	0	0	0	16	25	33	42	-21.4
Sainte-Marthe-du-Cap	12	15	0	0	0	0	4	0	16	15	6.7
Saint-Maurice	22	29	0	0	0	4	0	2	22	35	-37.1
Trois-Rivières CMA	266	286	64	104	0	28	335	356	665	774	-14.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centre	0	0	0	0	2	0	106	64
Trois-Rivières	0	0	0	0	0	0	66	34
Trois-Rivières-Ouest	0	0	0	0	0	0	6	20
Cap-de-la-Madeleine	0	0	0	0	2	0	34	10
Remainder of the CMA	0	0	0	0	0	2	28	24
Bécancour	0	0	0	0	0	2	16	20
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	6	0
St-Louis-de-France	0	0	0	0	0	0	6	4
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	2	2	134	88

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centre	0	4	0	8	4	0	243	255
Trois-Rivières	0	0	0	0	0	0	163	65
Trois-Rivières-Ouest	0	0	0	8	2	0	34	134
Cap-de-la-Madeleine	0	4	0	0	2	0	46	56
Remainder of the CMA	0	4	0	12	4	4	72	97
Bécancour	0	0	0	12	0	2	46	56
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	4	0	6	16
St-Louis-de-France	0	0	0	0	0	0	16	25
Sainte-Marthe-du-Cap	0	0	0	0	0	0	4	0
Saint-Maurice	0	4	0	0	0	2	0	0
Trois-Rivières CMA	0	8	0	20	8	4	315	352

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centre	70	100	0	0	106	64	176	164
Trois-Rivières	50	44	0	0	66	34	116	78
Trois-Rivières-Ouest	6	32	0	0	6	20	12	52
Cap-de-la-Madeleine	14	24	0	0	34	10	48	34
Remainder of the CMA	64	56	0	0	28	24	92	80
Bécancour	34	21	0	0	16	20	50	41
Champlain	1	1	0	0	0	0	1	1
Pointe-du-Lac	12	13	0	0	6	0	18	13
St-Louis-de-France	8	5	0	0	6	4	14	9
Sainte-Marthe-du-Cap	3	4	0	0	0	0	3	4
Saint-Maurice	6	12	0	0	0	0	6	12
Trois-Rivières CMA	134	156	0	0	134	88	268	244

Table 2.5: Starts by Submarket and by Intended Market
January - September 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centre	178	243	0	0	243	263	433	506
Trois-Rivières	97	102	0	0	163	65	272	167
Trois-Rivières-Ouest	26	53	0	0	34	142	60	195
Cap-de-la-Madeleine	55	88	0	0	46	56	101	144
Remainder of the CMA	160	159	0	0	72	109	232	268
Bécancour	63	50	0	0	46	68	109	118
Champlain	5	2	0	0	0	0	5	2
Pointe-du-Lac	41	40	0	0	6	16	47	56
St-Louis-de-France	17	17	0	0	16	25	33	42
Sainte-Marthe-du-Cap	12	15	0	0	4	0	16	15
Saint-Maurice	22	35	0	0	0	0	22	35
Trois-Rivières CMA	338	402	0	0	315	372	665	774

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
Centre	36	57	24	44	0	8	60	277	120	386	-68.9
Trois-Rivières	21	13	18	26	0	0	28	164	67	203	-67.0
Trois-Rivières-Ouest	7	18	4	14	0	8	12	81	23	121	-81.0
Cap-de-la-Madeleine	8	26	2	4	0	0	20	32	30	62	-51.6
Remainder of the CMA	67	66	2	0	0	0	42	43	111	109	1.8
Bécancour	29	28	2	0	0	0	16	24	47	52	-9.6
Champlain	4	1	0	0	0	0	0	0	4	1	**
Pointe-du-Lac	15	16	0	0	0	0	16	4	31	20	55.0
St-Louis-de-France	7	5	0	0	0	0	10	15	17	20	-15.0
Sainte-Marthe-du-Cap	6	2	0	0	0	0	0	0	6	2	200.0
Saint-Maurice	6	14	0	0	0	0	0	0	6	14	-57.1
Trois-Rivières CMA	103	123	26	44	0	8	102	320	231	495	-53.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Centre	112	141	64	100	0	24	340	360	516	625	-17.4
Trois-Rivières	50	45	48	60	0	0	161	203	259	308	-15.9
Trois-Rivières-Ouest	20	28	6	26	0	8	130	103	156	165	-5.5
Cap-de-la-Madeleine	42	68	10	14	0	16	49	54	101	152	-33.6
Remainder of the CMA	142	162	12	2	0	32	139	86	293	282	3.9
Bécancour	57	51	8	0	0	20	86	40	151	111	36.0
Champlain	5	2	0	0	0	0	4	0	9	2	**
Pointe-du-Lac	28	45	4	0	0	8	20	20	52	73	-28.8
St-Louis-de-France	17	16	0	0	0	0	29	26	46	42	9.5
Sainte-Marthe-du-Cap	13	16	0	0	0	0	0	0	13	16	-18.8
Saint-Maurice	22	32	0	2	0	4	0	0	22	38	-42.1
Trois-Rivières CMA	254	303	76	102	0	56	479	446	809	907	-10.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centre	0	0	0	8	4	2	56	275
Trois-Rivières	0	0	0	0	0	2	28	162
Trois-Rivières-Ouest	0	0	0	8	4	0	8	81
Cap-de-la-Madeleine	0	0	0	0	0	0	20	32
Remainder of the CMA	0	0	0	0	2	0	40	43
Bécancour	0	0	0	0	0	0	16	24
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	2	0	14	4
St-Louis-de-France	0	0	0	0	0	0	10	15
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	8	6	2	96	318

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centre	0	16	0	8	6	2	334	358
Trois-Rivières	0	0	0	0	2	2	159	201
Trois-Rivières-Ouest	0	0	0	8	4	0	126	103
Cap-de-la-Madeleine	0	16	0	0	0	0	49	54
Remainder of the CMA	0	20	0	12	42	4	97	82
Bécancour	0	8	0	12	32	0	54	40
Champlain	0	0	0	0	0	0	4	0
Pointe-du-Lac	0	8	0	0	6	4	14	16
St-Louis-de-France	0	0	0	0	4	0	25	26
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	4	0	0	0	0	0	0
Trois-Rivières CMA	0	36	0	20	48	6	431	440

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions by Submarket and by Intended Market Third Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centre	60	103	4	0	56	283	120	386
Trois-Rivières	39	41	0	0	28	162	67	203
Trois-Rivières-Ouest	11	32	4	0	8	89	23	121
Cap-de-la-Madeleine	10	30	0	0	20	32	30	62
Remainder of the CMA	71	66	0	0	40	43	111	109
Bécancour	31	28	0	0	16	24	47	52
Champlain	4	1	0	0	0	0	4	1
Pointe-du-Lac	17	16	0	0	14	4	31	20
St-Louis-de-France	7	5	0	0	10	15	17	20
Sainte-Marthe-du-Cap	6	2	0	0	0	0	6	2
Saint-Maurice	6	14	0	0	0	0	6	14
Trois-Rivières CMA	131	169	4	0	96	326	231	495

Table 3.5: Completions by Submarket and by Intended Market January - September 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centre	178	259	4	0	334	366	516	625
Trois-Rivières	100	107	0	0	159	201	259	308
Trois-Rivières-Ouest	26	54	4	0	126	111	156	165
Cap-de-la-Madeleine	52	98	0	0	49	54	101	152
Remainder of the CMA	164	180	32	8	97	94	293	282
Bécancour	65	59	32	0	54	52	151	111
Champlain	5	2	0	0	4	0	9	2
Pointe-du-Lac	38	49	0	8	14	16	52	73
St-Louis-de-France	21	16	0	0	25	26	46	42
Sainte-Marthe-du-Cap	13	16	0	0	0	0	13	16
Saint-Maurice	22	38	0	0	0	0	22	38
Trois-Rivières CMA	342	439	36	8	431	460	809	907

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre													
Q3 2009	1	3.1	1	3.1	8	25.0	9	28.1	13	40.6	32	240,000	222,219
Q3 2008	2	3.7	0	0.0	27	50.0	15	27.8	10	18.5	54	190,000	211,759
Year-to-date 2009	4	3.5	4	3.5	36	31.3	40	34.8	31	27.0	115	210,000	214,922
Year-to-date 2008	4	2.7	7	4.8	56	38.4	54	37.0	25	17.1	146	200,000	206,473
Remainder of the CMA													
Q3 2009	0	0.0	6	14.6	15	36.6	14	34.1	6	14.6	41	180,000	202,195
Q3 2008	13	19.1	13	19.1	17	25.0	12	17.6	13	19.1	68	165,000	194,338
Year-to-date 2009	8	6.8	20	17.1	53	45.3	26	22.2	10	8.5	117	170,000	181,068
Year-to-date 2008	20	12.3	35	21.6	51	31.5	31	19.1	25	15.4	162	165,000	185,864
Trois-Rivières CMA													
Q3 2009	1	1.4	7	9.6	23	31.5	23	31.5	19	26.0	73	200,000	210,973
Q3 2008	15	12.3	13	10.7	44	36.1	27	22.1	23	18.9	122	180,000	202,049
Year-to-date 2009	12	5.2	24	10.3	89	38.4	66	28.4	41	17.7	232	190,000	197,849
Year-to-date 2008	24	7.8	42	13.6	107	34.7	85	27.6	50	16.2	308	180,000	195,633

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2009						
Submarket	Q3 2009	Q3 2008	% Change	YTD 2009	YTD 2008	% Change
Centre	222,219	211,759	4.9	214,922	206,473	4.1
Trois-Rivières	230,077	197,143	16.7	220,239	204,318	7.8
Trois-Rivières-Ouest	251,500	251,333	0.1	237,000	244,286	-3.0
Cap-de-la-Madeleine	--	196,200	n/a	196,818	193,446	1.7
Remainder of the CMA	202,195	194,338	4.0	181,068	185,864	-2.6
Bécancour	184,706	176,724	4.5	175,543	176,058	-0.3
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	223,077	246,875	-9.6	203,654	218,370	-6.7
St-Louis-de-France	--	--	n/a	182,308	208,214	-12.4
Sainte-Marthe-du-Cap	--	--	n/a	192,500	173,750	10.8
Saint-Maurice	--	156,786	n/a	158,056	153,906	2.7
Trois-Rivières CMA	210,973	202,049	4.4	197,849	195,633	1.1

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators
Third Quarter 2009

		Interest Rates			NHPI, Total, (Quebec) 1997=100	CPI (Quebec) 2002 =100	Trois-Rivières Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	157.1	111.0	71.3	8.1	64.2	666
	February	718	7.25	7.29	158.6	111.4	71.7	8.6	64.7	664
	March	712	7.15	7.19	158.5	111.7	71.3	9.3	64.8	659
	April	700	6.95	6.99	158.6	112.4	71.1	9.3	64.7	654
	May	679	6.15	6.65	161.0	113.6	70.6	9.5	64.3	655
	June	710	6.95	7.15	161.2	114.1	70.9	8.6	63.8	663
	July	710	6.95	7.15	161.3	114.1	70.3	8.0	62.9	666
	August	691	6.65	6.85	162.6	113.5	69.6	7.8	62.1	673
	September	691	6.65	6.85	162.4	114.0	69.0	7.5	61.3	678
	October	713	6.35	7.20	162.5	113.0	69.1	7.5	61.3	683
	November	713	6.35	7.20	163.2	112.4	69.0	6.6	60.6	679
	December	685	5.60	6.75	163.2	111.7	68.8	6.5	60.4	677
2009	January	627	5.00	5.79	163.6	111.5	67.1	7.1	59.3	682
	February	627	5.00	5.79	164.8	112.3	66.4	8.0	59.1	689
	March	613	4.50	5.55	165.2	112.6	65.9	9.0	59.2	695
	April	596	3.90	5.25	165.3	112.7	66.5	8.9	59.7	693
	May	596	3.90	5.25	165.6	113.7	66.2	8.8	59.3	696
	June	631	3.75	5.85	165.7	114.3	66.3	8.2	58.9	698
	July	631	3.75	5.85	165.7	113.8	66.5	8.3	59.2	691
	August	631	3.75	5.85	166.0	113.9	67.9	8.6	60.6	687
	September	610	3.70	5.49		113.7	68.7	9.1	61.6	693
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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